

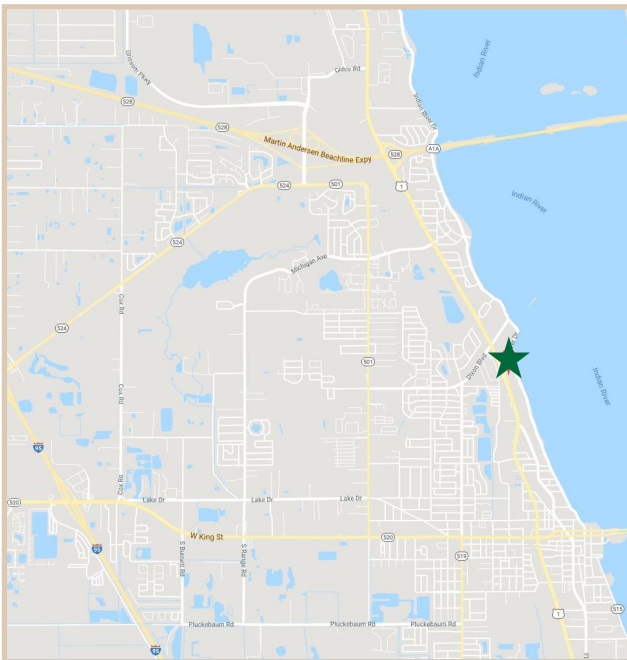
FOR LEASE

North Cocoa Plaza

966-970 N Cocoa Blvd, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	8,208 Sq. Ft.
Parcel Size:	.99 Acres
No. of Units:	12 Units
Unit Range:	432-2,376 SF
Year Built:	1982
Construction:	Concrete Block & Stucco
Configuration:	Two Buildings 5,616 Sq. Ft. 2,592 Sq. Ft.
Use:	Office/Retail Complex
Building Height:	Single Story
Zoning:	CN Neighborhood Commercial



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Layout & Access	This property has 301.39 lineal feet of frontage on U.S. Highway One. Two different entrances/exits on each side of the plaza.
Location	Near 528 providing direct access to Orlando and the densely populated beachside communities.
Aesthetics	Freshly renovated with a monument sign, new paint, façade signs over each business, and renovated suites. The landscape is regularly maintained to keep a professional look across the plaza.



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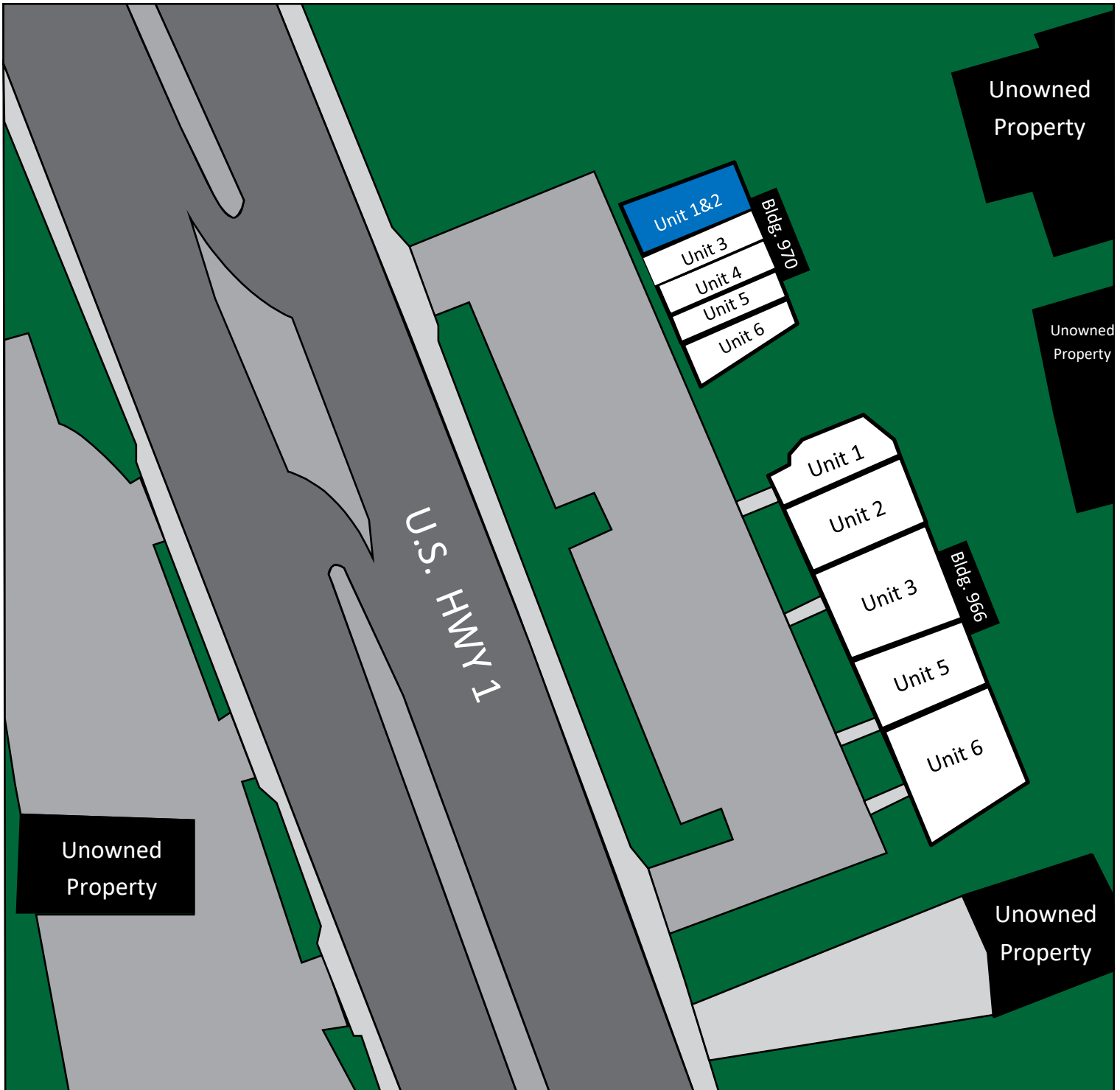
CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

Site Plan

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UNITS FOR LEASE

Bldg. 970

North Cocoa Plaza

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
1&2	864 SF	\$14.00 PSF/YR	\$1,008.00	YES	NO	YES	NO	Recently Renovated Office/Retail Space



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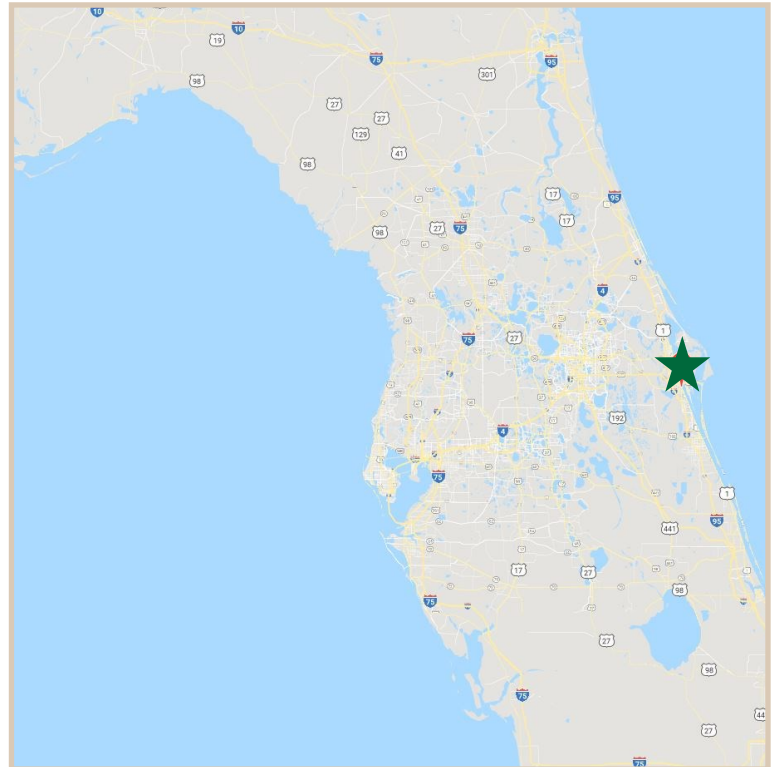
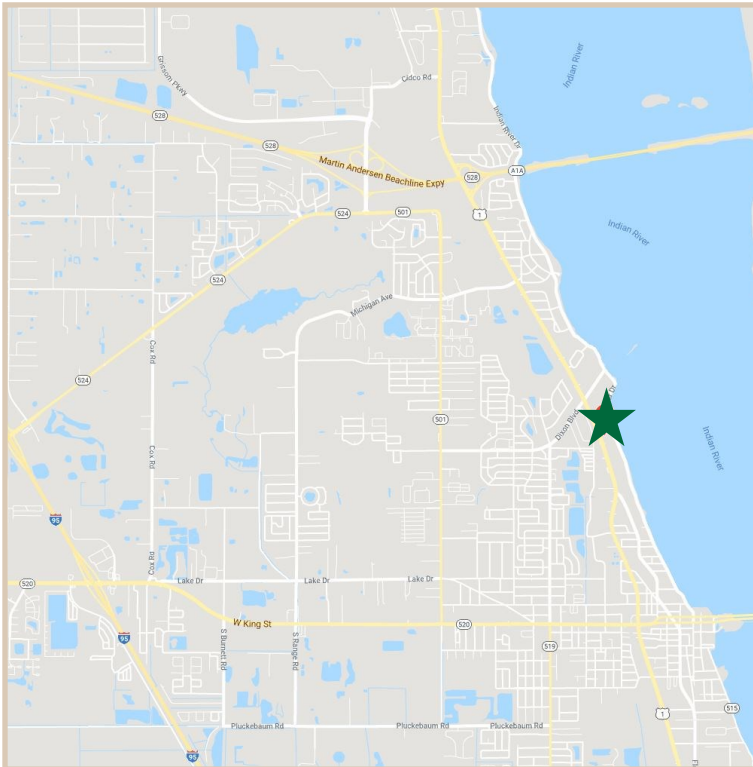
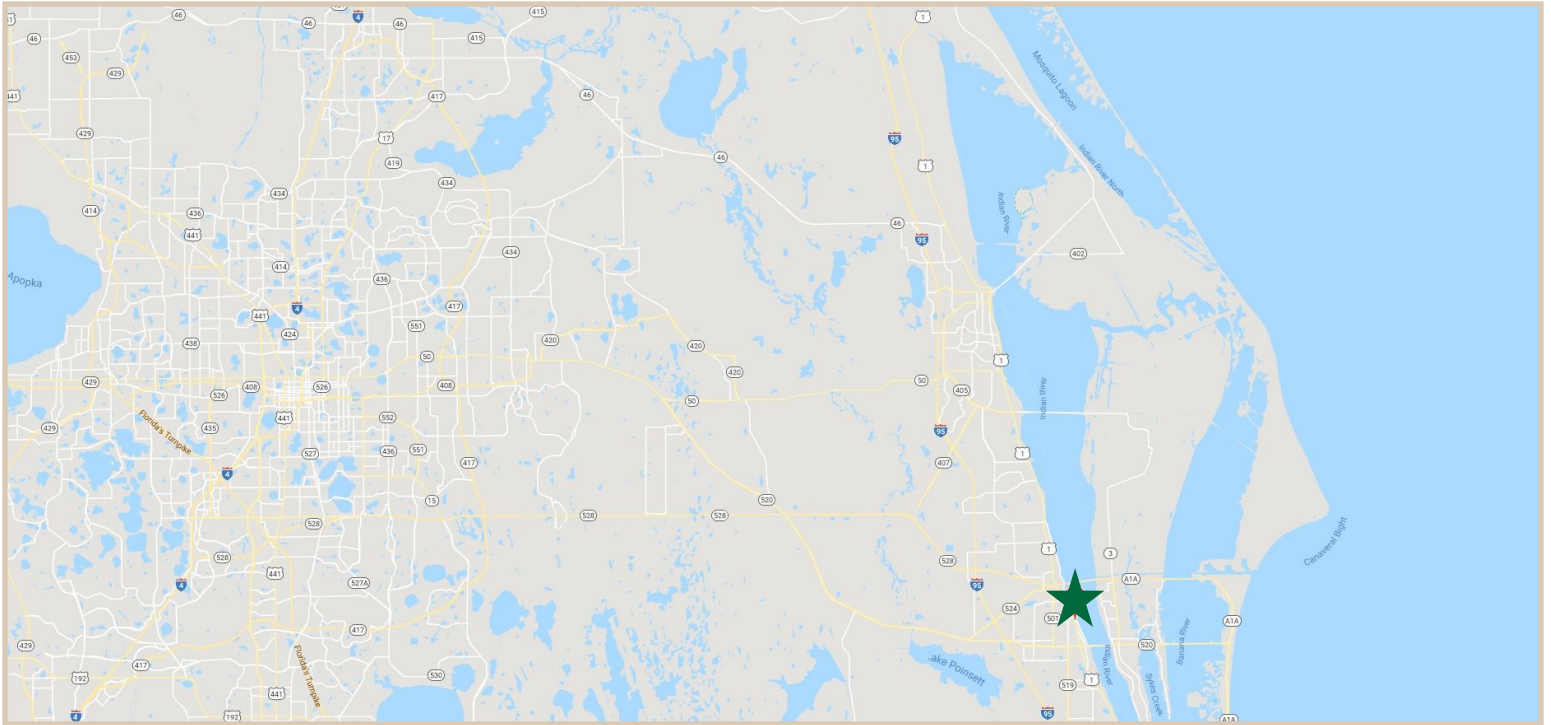
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LOCATION MAPS

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ADDITIONAL PHOTOS

North Cocoa Plaza

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